145.0	0007	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,400 /	750,400
					USE VALUE:	750,400 /	750,400
					ASSESSED:	750,400 /	750,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEWARD MARILYN F/TRUSTEE
Owner 2:	SEWARD TRUST
Owner 3:	
Street 1:	128 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,761 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1672 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5761.000	271,900	4,200	474,300	750,400
Total Card	0.132	271,900	4,200	474,300	750,400
Total Parcel	0.132	271,900	4,200	474,300	750,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.80 | /Parcel: 448.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

95532

GIS Ref

GIS Ref

Insp Date

10/01/18

!11382!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 145.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,900	4200	5,761.	474,300	750,400	750,400	Year End Roll	12/18/2019
2019	101	FV	226,600	4300	5,761.	444,600	675,500	675,500	Year End Roll	1/3/2019
2018	101	FV	226,200	5500	5,761.	367,600	599,300	599,300	Year End Roll	12/20/2017
2017	101	FV	226,200	5500	5,761.	337,900	569,600	569,600	Year End Roll	1/3/2017
2016	101	FV	226,200	5500	5,761.	308,300	540,000	540,000	Year End	1/4/2016
2015	101	FV	212,800	5500	5,761.	302,300	520,600	520,600	Year End Roll	12/11/2014
2014	101	FV	212,800	5500	5,761.	281,000	499,300	499,300	Year End Roll	12/16/2013
2013	101	FV	212,800	5500	5,761.	267,400	485,700	485,700		12/13/2012

PRINT

Date	Time
12/11/20	01:33:37

LAST REV

Date	Time
10/15/18	10:45:41
apro	
11382	

USER DEFINED

Prior Id # 1:	95532
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEWARD MARILYN	30544-250		8/16/1999	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2015	117	Window/S	8,950					Install replacemen

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
1/31/2018	Mail Update	EMK	Ellen K
1/26/2009	Measured	336	PATRIOT
12/7/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5761		Sq. Ft.	Site		0	80.	1.03	9									474,264						474,300	

Total AC/HA: 0.13225 | Total SF/SM: 5761 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 474,264 | Spl Credit | Total: 474,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00500000
Adj $ / SQ:	142.459
Other Features:	105750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334069
Depreciation:	62137
Depreciated Total:	271932

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

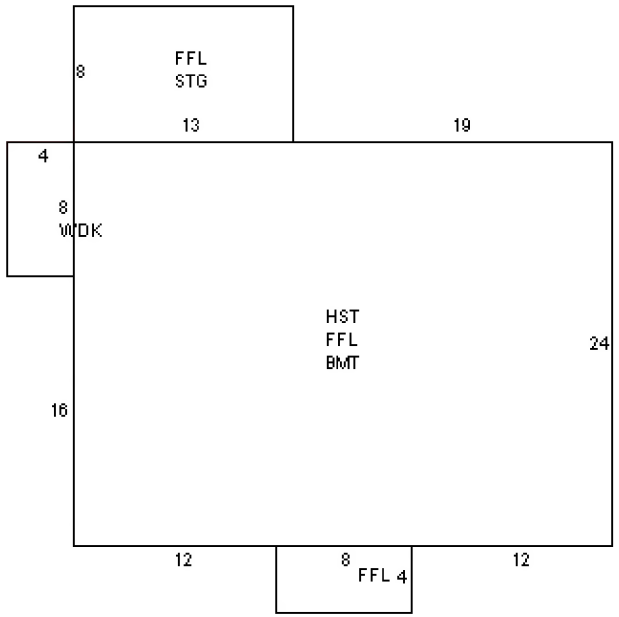
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	142.46
Special Features:	0	Val/Su Net:	124.04
Final Total:	271900	Val/Su SzAd	211.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	904	142.460	128,783
BMT	Basement	768	56.630	43,490
HST	Half Story	384	142.460	54,704
STG	Storage	104	7.960	828
WDK	Deck	32	16.080	515

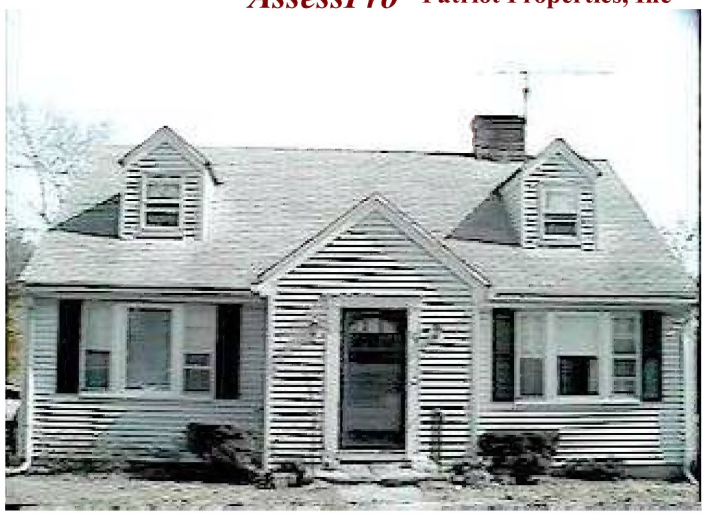
Net Sketched Area:	2,192	Total:	228,320
Size Ad	1288	Gross Are	2576	FinArea	1672
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1947	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	13X17	F	AV	1980	3.55	T	31.2	101			500			500

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200